

Sugar City Planning and Zoning July 16, 2009

Present: Ray Barney, Steve Hawkes, Brian Hawkes, Renee Christensen, Joy Ball, Jesse Brown, Vaun Waddell, Ninette Galbraith, Bruce King (City Council liason).

Public Present: Lerry Chavez, Maria L. Ramos, DelFino R. Garcia, and Ralph Thomas.

Brian reminded ^{the} ~~that~~ commission about the Joint Planning and Zoning meeting on July 30, 2009.

Vaun moved to add the discussion of the public hearing onto the agenda. Jesse seconded the motion. All voted in favor.

Bill Forsburg reported that the last draft of the development agreement was sent to Adam Dunn in March 2009. Bill visited with Adam two weeks ago and had two more things to work out. It will soon be ready for signatures.

Renee moved that we accept the minutes of July 2, 2009. Joy seconded the motion. The motion passed unanimously.

The commission discussed the public hearing on Old Farm Estates. Ray moved that we accept the zone change of Old Farm Estates as presented by the City attorney and recommend the change to the city council. Steve seconded the motion. It was passed unanimously.

The commission discussed the zoning map public hearing. The Gary Jeppson property was not annexed in. It was a clerical mistake by Steve. That will be corrected.

~~proposed~~ ^{moved} The commission discussed all of the concerns brought up in the public hearing. Steve ~~proposed~~ ^{moved} that we recommend to city council the map with the clerical change. Renee seconded the motion. It passed unanimously.

Ralph Thomas would like to sub-divide his property. It is in the impact area. The county sent him to the Sugar City Planning and Zoning. The commission found no objections to the subdividing. Brian will write a letter to the county explaining that Sugar City has no objection to the sub-dividing.

Brian will contact the school district to let them know that if the city council accepts the zoning map, there will be no need for a permit. They do need to go through a design review process.

Bruce reported from the city council meeting. The council voted no on approval for the school district.

The commission discussed amendments to the open meeting law.

Brian D. Hawkes
6 Aug. 2009

Brian asked Joy to report at next week's city council meeting for him.

Ray was given the assignment to get the gravel pit ordinance read and become an expert on it.

The commission ^{continued} ~~finished~~ working through the wind turbine ordinance.

Brian adjourned the meeting.

Sugar City Planning and Zoning Map Public Hearing July 16, 2009

Present: Ray Barney, Steve Hawkes, Brian Hawkes, Renee Christensen, Joy Ball, Jesse Brown, Vaun Waddell, Ninette Galbraith, Sharon Bell (City Secretary).

Public Present: Stephanie Blackham, Sharee Palmer, Jan Gallup, Brent Strong, Kelly Strong, Eddy Pincock, Kate Palmer.

Steve introduced the application.

Sharee asked who made the map. Steve Hawkes created the map.

Stephanie testified neutral. She would like to see from Highway 33 to Teton as downtown commercial.

Kate testified neutral and that she would like things to stay as they are.

Jan testified against the application.

1. The Gary Jeppson house and the house property were not annexed into the city.
2. Janet Harris' property should be R2. There isn't enough room for parking and no suitable access for that property to be commercial.
3. A school is not allowed in a downtown. The city should not encourage a school into a zone where it is not allowed. If they choose to expand, they must get a special use permit which makes it a hardship on the school.
4. The Highway 33 residential to manufacturing is a problem. The residents will have to have a special use permit in order to put an addition onto their home.
5. Sandra Ball's property has no access to a road. Why should it be highway commercial? It should stay the way it is.

Sharee testified against the application.
She agreed with Jan's arguments.

Eddy testified against the zoning map. Has the city notified the property owners ^{west} east of Railroad Avenue that their property is being re-zoned? He felt like they were having something taken away from them without proper notification.

Eddy did not like the zoning of the school district.

The hearing was closed,

Brian D. Hawkes
16 Aug 2009

Sugar City Planning and Zoning Old Farm Estates Public Hearing July 16, 2009

Present: Ray Barney, Steve Hawkes, Brian Hawkes, Renee Christensen, Joy Ball, Jesse Brown, Vaun Waddell, Ninette Galbraith, Bill Forsburg (City Attorney), Sharon Bell (City Secretary).

Public Present: Stephanie Blackham, Sharee Palmer, Jan Gallup, Brent Strong, Kelly Strong, Eddy Pincock, Kate Palmer.

Bill Forsburg explained the need for a zoning correction in the Old Farm Estates. The section that was supposed to be zoned R1 was mistakenly zoned R2. The Planning and Zoning made an application to correct that mistake.

Sharee Palmer testified in favor of the zone change.

Jan Gallup testified in favor of the zone change.

Eddie Pincock testified in favor of the zone change with the condition that the development agreement be signed.

The public hearing was closed.

Vaun moved that we re-open the public hearing. Renee seconded the motion.

Brent Strong testified in favor of the zone change.

Kelly Strong testified in favor of the zone change.

The public hearing was closed.

Brian D. Hawkes

6 Aug 2009